

NLR Planning Commission
January 10, 2017
Agenda Meeting / Public Hearing 4:00 PM

Agenda Meeting: ▪ Roll Call

Reminder ▪ Turn off cell phones
 ▪ Planning Commission procedures on back of agenda

Administrative: ▪ Reminder to speak into the microphone
 ▪ City Council Activity

Approval of Minutes: ▪ December 13, 2016

Development Review Committee:

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|---------------------|---|
| A. SD2016-47 | Argenta Add, Lot 5R, Block 41 (Replat and Site Plan Review of a commercial development located at 710 Main) |
| B. SD2017-2 | Lakewood Addition, Lot 1R, Block 60 (Site Plan Review of offices with indoor storage located at 4500 North Hills Blvd) |
| C. SD2017-3 | George Brown Addition, Lot 5R (Replat of 2 lots into 1 located at 3919 Pike Ave) |
| D. SD2017-4 | Edwards Sheet Metal Addition, Lot 1 (Site Plan Review of an industrial building addition located 9320 Maumelle Blvd) |
| E. SD2017-5 | Wal-mart Commercial Addition, Lot 11 (Site Plan Review of T-Mobile store located at 11921 Maumelle Blvd) |
| F. SD2017-6 | The Porches at Rockwater, Lot 1 (Replat and Site Plan Review of a residential subdivision located at the NW corner of Parker and Rockwater) |
| G. SPR-2450/2451-15 | Richardson Business Center Lots 9-10, Block 2 (1 time – 12 month extension) |

Public Hearings:

1. Rezone #2017-1: To rezone property located at 4500 North Hills Blvd from R-4 to a PUD to allow for offices and indoor mini-storage.
2. Rezone #2017-2: To rezone property located at 3921 Pike Ave from R-3 to C-4 and to amend the land use plan from Community Shopping to Trade Fair to allow for commercial development.
3. Rezone #2017-3: To rezone property located at 303 Parker St. from R-3 to a PUD to allow for residential development.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
 2. All questions and remarks shall be made from the podium and addressed through the Chair.
 3. After being recognized, each person shall state their name and address for the record.
 4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
 5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
 6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
 7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
 8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
 9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
 10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
 11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.
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**North Little Rock Planning Commission
Regular Meeting
December 13, 2016**

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Clifton, Chairman
Dietz
Harris
Phillips

Members Absent:

Foster
White

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Marie Miller, City Attorney
Keisa Stewart, Secretary
John Pflasterer, Fire Marshal

Approval of Minutes:

Motion was made and seconded to excuse Mr. White and Mr. Foster from today's meeting. The motion was approved with (7) affirmative votes.

Motion was made and seconded to approve the November meeting minutes as submitted. The minutes were approved with (7) affirmative votes.

Administrative:

Subdivision Administrative:

- A. **SD2016-44** North Argenta Add, Lot A, block 45 (Replat and Site Plan Review of commercial located at NW corner of Main and 13th Streets)

1. Engineering requirements before the final plat/replat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development for any increase in impervious surface (both lots).
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, crosswalk markings) or a performance bond (west parking lot).
- c. Provide 25' property line corner radius.

2. Planning requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

3. Permit requirements/approvals submitted before a building permit will be issued:

- a. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- b. Provide CNLR driveway/curb cut permits to City Engineer.
- c. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- d. (Applicable if new storm water culverts and inlets are proposed) Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of any stormwater pipes and inlet structures within ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Driveways shall be built according to CNLR standard details (available at NLR Engineering Department).
- e. Existing wall should be removed where proposed sidewalk on 13th Street intersects the wall to match the existing sidewalk on Maple Street.

- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No new fencing is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalk plan to be approved by City Engineer.
 - b. Provide sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - c. Provide 6' sidewalk directly behind curb and gutter to ADA standards and City standards.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees as shown
 - d. Provide parking lot shade trees as shown.
 - e. Parking lot on west side of Maple:
 - a. Meet the buffer requirements.
 - f. Parking lot on east side of Maple at NW corner:
 - a. Provide 6' wood privacy fence along north property line from the alley to 25' from NW corner.
 - b. Provide continuous screen of shrubs along north property line from end of fence to NW corner.
 - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Provide all weather access to three sides of the building.
 - d. Fire hydrants to be within 400 feet of all areas of building.
 - e. All exterior portions of a building must be within 150' of a FD access road.
- 10. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. Approval of plans by AR Dept. of Health Engineering Division is required.
- 12. Meet the requirements of Rock Region Metro (CATA).**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

B. SD2016-52 Park Hill Addition, Lot 14, Block 107 (Preliminary Plat of a residential lot located at 316 Skyline Drive

1. Planning requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing on-site detention.
- c. Allow 5' side yard setbacks.
- d. Allow 49.5' lot width at front.

2. Meet the requirements of Community Planning, including:

- a. Recommend waiver of 5' sidewalks and ramps, if a signed sidewalk waiver is provided.

3. Meet the requirements of the Fire Marshal, including:

- a. Fire hydrants to be within 400 feet of all areas of building.

4. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- e. Approval of plans by AR Dept. of Health Engineering Division is required.
- f. Proposed water facilities will be sized to provide adequate pressure and fire protection.

5. Meet the requirements of NLR Wastewater, including:

- a. Sewer is available to the site.
- b. Provide flow line and rim elevations for existing sanitary sewer.
- c. Provide 10' public sanitary sewer easement to allow service from the sanitary sewer main to the proposed lot.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.

6. Meet the requirements of Rock Region Metro (CATA).

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

C. SD2016-53 Sommers Commercial Park, Lot 8, Block 2 (Site Plan Review of a car sales lot located at 5039 Warden Rd)

1. Provide approved City Council ordinance for a Conditional use for car sales before a building permit will be issued.

2. Permit requirements/approvals submitted before a building permit will be issued:

- a. Provide CNLR Stormwater Permit to City Engineer if applicable with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- b. Provide copy of AHTD driveway permit.

- c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
 - d. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - e. Prior to construction, and if applicable, Owner's Architect/Engineer shall submit digital maps for all new stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 3. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. If applicable, contractor shall notify City Engineer at least 1 day prior to the construction of any stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- 4. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. Show fences and fence types that belong to this property.
 - d. Provide 8' wood privacy fence between paving and rear property line.
 - e. No fence is to be within a front building line.
 - f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required on Interstate access roads.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (4) street trees.
 - d. Provide (18) parking lot shade trees.
 - e. Provide a continuous screen of shrubs for any parking spots that face a street.
 - f. Provide 6-foot front yard landscape strip between property line and paving.
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the requirements of NLR Electric:**

- a. All signage must comply with NESC 2017. (monument sign only due to overhead elec. lines)
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Fire hydrants to be within 400 feet of all areas of building.
 - c. Any gates must have FM approval.
- 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
 - b. Provide proposed sanitary sewer route and profile. If existing service is intended for use, it must be tested to verify it meets the current specifications for material and construction.
 - c. Provide flow line and rim elevations for all sanitary sewer manholes.
 - d. Show 15" sanitary sewer main parallel to Warden Rd.
 - e. A complete set of drawings for development must be submitted to NLR Wastewater.
 - f. Approval of plans by AR Dept. of Health Engineering Division is required.
- 12. Meet the requirements of Rock Region Metro (CATA).**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

D. SD2016-54 Interstate Industrial Park, Lot 3 (Site Plan Review of an industrial building located at 3500 Industrial Center Drive)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development.
 - b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permits to City Engineer.
 - d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) onsite documentation to City Engineer.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
 - f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - g. Prior to construction, if applicable, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points

for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

2. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of any stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- e. All driveways are to be concrete within the ROW. Show this on plans.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening. Label on drawing.
- c. Meet the 30' building setback on all sides.
- d. No fence is to be within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan, including:

- a. Sidewalks not required in an industrial subdivision.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (5) street trees and type.
- d. Provide (2) parking lot trees and type.
- e. Required caliper of trees at planting is 2.5 inches.
- f. Label type of fence.
- g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide sign location on site plan.
- c. No pole sign permitted. No electronic changeable copy sign permitted.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.
- d. Gate to be approved by Fire Marshal.

8. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Provide floor plans, plumbing plans, and stated use of facility.
 - b. Provide flow line and rim elevations for all sanitary sewer manholes.
 - c. Provide service line size, material, and location.
 - d. A complete set of drawings for development must be submitted to NLR Wastewater.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA).**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

E. SD2017-1 Kierre and Lusk Add, Lot 2R (Site Plan Review of an animal clinic at 10500 Maumelle Blvd)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
- a. Option to pay the drainage in-lieu fee of \$5000/acre for the commercial development at proposed paved areas and building footprint, or provide on-site detention to be shown on Site and Grading Plan along with detention calculations comparing pre and post runoff values to demonstrate detention sufficiency.
 - b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. Provide copy of AHTD driveway permit to City Engineer.
 - d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to
 - f. NLR Planning Department.
 - g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - h. If applicable, and prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these

shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

- 2. Meet the requirements of the City Engineer, including:**
 - a. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If dumpster is utilized, provide dumpster location. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Meet the requirements of Access Management Plan.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 6 street trees 40' on center.
 - d. Provide 3 parking lot shade trees.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA).**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

Public Hearings:

1. Special Use 2016-17: WITHDRAWN To allow a 6-room bed and breakfast with a manager on duty and to allow events in a C-6 zone located at 109 W. 5th St.
2. Conditional Use 2016-16: To allow car sales in a C-4 zone located at 5309 Warden Road.

Mr. Tim Reavis stated that the applicant asked for step 5 to be waived, to allow the use of the current existing 140 parking spots instead of the required maximum of 108 by ordinance.

The applicant, Mike Marlar, was present. He stated that they agreed to all conditions except #5, they asked if that item can be waived.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

Ms. Belasco asked for clarification concerning the allowed cars on the lot.

Mr. Spencer stated that this is an existing car lot, so the applicant is asking to use the previously approved amount of parking spots

Mr. Chambers asked about the fence on the property.

Mr. Marlar stated that they plan to move the fence to the edge of pavement.

Chairman Clifton asked if anyone have any further comments.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Dietz	Yes	Phillips	Yes
Belasco	Yes	Foster	Absent	White	Absent
Chambers	Yes	Harris	Yes	Clifton	Yes

Conditional Use 2016-16 was approved with (7) affirmative and (2) absent votes.

Public Comments/Adjournment:

Mr. Harris inquired about the study on number of persons in a house. Mr. Spencer stated that staff is currently working with the legal department concerning the study. There were more suggestions about the study that was recommended to staff.

Mr. Phillips made a motion to change the Planning Commission meeting from 4:45pm to 4:00pm. The motion was made and seconded and was opened for discussion. Mr. Chambers stated that the Commission use to meet at 4:00pm but there was a conflict with the public and Commissioners being on time. Mr. Phillips stated that the request is for timing reasons. Chairman Clifton stated that there are not as nearly many cases now than in the past and he is for the time change. There was further discussion regarding concern about the public being able to

attend the meetings. Mr. Chambers made a motion to postposed the vote until the absent Commissioners are there to vote. The motion was made and seconded to postpone the vote for one month. Chairman Clifton asked for a roll call vote on the motion.

Alexander	Yes	Dietz	No	Phillips	No
Belasco	Yes	Foster	Absent	White	Absent
Chambers	Yes	Harris	Yes	Clifton	No

The motion failed to pass with (4) affirmative, (3) opposed and (2) absent votes.

Chairman Clifton asked for a roll vote on the motion to change the meetings to 4:00pm.

Alexander	Yes	Dietz	Yes	Phillips	Yes
Belasco	Yes	Foster	Absent	White	Absent
Chambers	No	Harris	Yes	Clifton	Yes

The motion was approved with (6) affirmative, (1) opposed and (2) absent votes.

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 5:20 pm.

Respectfully Submitted:

Keisa Stewart, Secretary

Shawn Spencer, Director

- A. SD2016-47 Argenta Add, Lot 5R, Block 41 (Replat and Site Plan Review of a commercial development located at 710 Main)**
- 1. Determine if the underground tanks are removed. Owner to remove any tanks and provide proof before final plat is signed.**
 - 2. Meet the requirements of the Historic District. Certificate of Appropriateness from the Historic District has been placed in the file. Any changes made by the DRC may require review and approval from the Historic District.**
 - 3. Engineering requirements before the replat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing on-site detention.
 - 4. Planning requirements before the replat will be signed:**
 - a. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide cross access easement on plat with abutting property to the south. (30' deep)
 - c. Provide 10' utility easements on south and east property lines
 - 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Prior to construction, Owner's Engineer shall submit grading and stormwater plans for approval by City Engineer.
 - b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide copy of onsite Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
 - d. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - e. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
 - 6. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of any stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Driveway shall have radius dimension labeled at north edge of driveway.

- f. All driveways are to be concrete within the ROW.
 - g. Curb and gutter shall not be allowed at driveway entry access along property line.
 - 7. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. Design a rolling striped physical surface feature which divides driveways to be approved by city engineer.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - 8. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalk to match existing downtown sidewalk design.
 - 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (4) street trees.
 - d. Provide (4) parking lot shade trees.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Waive 4 ft side yard landscape strip on southern property line.
 - h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - 10. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole or monument sign permitted.
 - c. No electronic changeable copy sign permitted.
 - 11. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - 12. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
 - 13. Meet the requirements of NLR Wastewater, including:**
 - a. Show sanitary sewer parallel to 7th St. with rim and flowline elevations.
 - b. Site will require main extension to serve property.
 - b. Food service may require grease interceptor.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - 14. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location not currently served by METRO on multiple routes. The site is also along the major transit access to the rest of North Little Rock's business and neighborhood districts. Pedestrian access is very important.
-

B. SD2017-2 Lakewood Addition, Lot 1R, Block 60 (Site Plan Review of offices with indoor storage located at 4500 North Hills Blvd)

- 1. Provide the following items associated with a PUD zoning change.**
 - a. Building elevations (B and C).
 - b. Building heights (A, B and C).
 - c. Typical material list (B and C).
- 2. Provide approved City Council ordinance approving PUD zoning change before a building permit can be issued.**
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Option to pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing on-site detention.
 - b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - d. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
 - e. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - f. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. If providing on-site storm water detention, show and label boundary of detention pond, and submit clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Show stormwater easement for existing storm lines within Building B footprint, and make any manhole relocation adjustments as needed to be shown on plans or provide proof that easement has been abandoned.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.

- c. Allow fences as shown. Fence/Gate along North Hills to be setback further so a vehicle will not block traffic while opening gate.
 - d. Label driveway and aisle widths.
 - e. Iron fence to continue to property line. Applicant is to label “natural green space” and “undisturbed”
 - f. Allow 60 parking spaces for this proposed use.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan.**
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees as shown
 - d. Provide parking lot shade trees as shown
 - e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. Two signs are allowed along North Hills, but they must be a minimum of 150’ apart.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal’s requirements on fire hydrant location.
 - c. Gates to be approved by Fire Marshal.
 - d. Building B and C will need automatic sprinklers as well as standpipes.
 - e. Building A will need automatic sprinklers or the occupancies will need to be separated by a two hour fire wall when the use changes.
 - f. Fire hydrants to be within 400 feet of all areas of building.
- 10. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater. Provide plumbing plans for buildings B and C, if applicable.
 - b. Show sanitary sewer main crossing the property.
 - c. Approval of plans by AR Dept of Health Engineering Division is required.
- 12. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location is along a major transit route 10 McCain Mall. We question the use of a storage facility in a retail/mixed use residential district. The location is in a major business area along a transit route which provides access to housing and jobs. One of the primary ridership customers to this location are retail workers. It seems a storage facility is a low density use in high density location. Parking reduction request seems reasonable for a low volume use.

C. SD2017-3 George Brown Addition, Lot 5R (Replat of 2 lots into 1 located at 3919 Pike Ave)

1. Planning requirements before the final replat will be signed:

- a. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide 10' utility easements around property perimeter.
- c. Show 40' setback along 39th street.

2. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Allow existing bldg. to encroach into 40' setback.
- c. Rezoning to C-4 will require a 8' wood privacy fence between the proposed C-4 and the existing R-3 residential lots. This fence will need to be built soon after the City Council approves the rezoning.
- d. Any future development requires SPR approval from Planning Commission.
- e. Allow a fence along 39th street starting at rear of bldg. and going to SW corner property line.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.

3. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards or signed waiver. Design Review Committee supports the waiver.

4. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.

5. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

6. Meet the requirements of NLR Wastewater, including:

- a. A complete set of drawings for development must be submitted to NLR Wastewater.
- b. Approval of plans by AR Dept of Health Engineering Division is required.

7. Meet the requirements of Rock Region Metro (CATA).

D. SD2017-4 Edwards Sheet Metal Addition, Lot 1 (Site Plan Review of an industrial building addition located 9320 Maumelle Blvd) (property is in the County)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. City of NLR will not require a building permit or plans review on this project. Check with the County before you start construction.
 - 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - 3. Meet the requirements of the Master Street Plan.**
 - 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide (2) street trees.
 - c. Provide (2) parking lot shade trees.
 - d. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - 5. Meet the requirements of Pulaski County, including:**
 - a. Before construction starts, provide a letter to Pulaski County Planning from the Local Volunteer Fire Department stating that fire protection will be provided.
 - 6. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location is currently served by route 36 Maumelle Express. We encourage pedestrian access to the site along the transit route for potential employees. METRO Buses may be flagged down for passengers along this corridor.
 - 7. Meet the requirements of the Fire Marshal for either a sprinkler or a fire wall (due to increased building size)**
-

E. SD2017-5 Wal-mart Commercial Addition, Lot 11 (Site Plan Review of T-Mobile store located at 11921 Maumelle Blvd)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for new impervious ground of commercial development.
 - b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - c. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - 3. Meet the requirements of the Master Street Plan.**
 - 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees as shown
 - d. Provide parking lot shade trees as shown.
 - e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted.
 - 6. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - 7. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
 - 8. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Property contains sand/oil interceptor that needs to be abandoned before connecting to sanitary sewer main.
 - c. Approval of plans by AR Dept of Health Engineering Division is required.
 - 9. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location is currently served by route 36 Maumelle Express. We encourage pedestrian access to the site along the transit route for potential employees. METRO Buses may be flagged down for passengers along this corridor. Wal-Mart has provided a shelter along Maumelle Boulevard for transit access which METRO maintains.
-

F. SD2017-6 The Porches at Rockwater, Lot 1 (Replat and Site Plan Review of a residential subdivision located at the NW corner of Parker and Rockwater)

- 1. Provide the following items associated with a PUD zoning change.**
 - a. Building elevations.
 - b. Building heights
 - c. Typical material list
 - d. Landscape plan
 - e. Dimensions of houses
 - f. Distances between each house
 - g. Fence plan (between and around houses)
 - h. Square footage of homes
- 2. Provide approved City Council ordinance approving PUD zoning change before the plat can be signed.**
- 3. Engineering requirements before the final plat/replat will be signed:**
 - a. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing on-site detention.
- 4. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide CNLR driveway/curb cut permits for each driveway connection to Parker Street to City Engineer.
 - c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - d. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
 - e. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - f. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 6. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision

and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- d. Driveways shall have 5' minimum radii or 45 degree taper with 5' minimum distance to property line and be built according to CNLR standard details (available at NLR Engineering Department). The proposed design for the lot at the corner of Parker and Rockwater is substandard and unacceptable.
 - e. Driveway widths shall be 10' and radii dimensions shall be labeled.
 - f. Driveways shall not be closer than 40' to adjoining streets or 5' from adjoining property lines.
 - g. Widths of driveways shall be 10' minimum to 20' maximum.
 - h. Any cross drains in the ROW shall be labeled in plans and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - i. All driveways are to be concrete within the ROW.
 - j. Building dimensions shall be labeled.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center.
 - d. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. The alley on the west side needs to be paved 18 feet wide, and connected to both Rockwater and 4th Streets.
 - c. Meet Fire Marshal's requirements on fire hydrant location.
 - d. Fire hydrants to be within 400 feet of all areas of building.
- 11. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 12. Meet the requirements of NLR Wastewater, including:**
- a. Label rim and flowline elevations.
 - b. Show service lines to serve proposed homes.
 - c. Label proposed main material type.
 - d. Proposed main will need to be centered in a 10' wide exclusive sanitary sewer easement.
 - e. A complete set of drawings for development must be submitted to NLR Wastewater.
 - f. Approval of plans by AR Dept of Health Engineering Division is required.
- 13. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location is currently served by METRO on route 13 Fort Roots, one of the top (3) ridership routes in the system. We feel the higher density housing project is suitable for this location along the transit route.

CASE: Rezoning #2017-1

REQUEST: To rezone from the R-4 zoning classification to the proposed PUD classification to allow for offices and indoor mini storage.

LOCATION OF REQUEST: 4500 N. Hills Blvd

APPLICANT: Marlar Engineering

OWNER: North Pulaski Baptist Association

P.C. BACKGROUND: 1st Time on the Agenda

SITE CHARACTERISTICS: Site consists of a church building and parking lot. The property sits at a higher elevation than the abutting residential properties.

MASTER STREET PLAN: Minor Arterial

ZONING: R-4

LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: C-3 / Walgreens

SOUTH: R-4 / Single Family Houses

EAST: R-4 / Single Family Houses

WEST: R-4 / Multi-Family

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: This is a unique proposal for a property abutting a residential neighborhood.
2. NEIGHBORHOOD POSITION: None at time of printing, but staff anticipates comments after the applicant meets with the neighbors.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If managed properly, no negative consequences are anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Possibly
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. A PUD is appropriate.

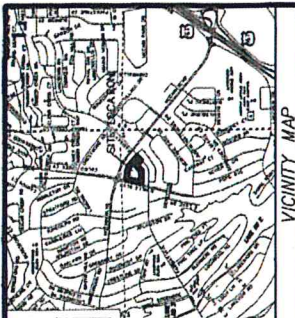
SUMMARY: Applicant wishes to rezone from R-4 to PUD to allow for offices with indoor mini-storage. The offices will be located in the existing church building. New indoor storage facilities will be built on site. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions.

CONDITIONS TO BE CONSIDERED:

1. Design of buildings to resemble attached drawings.
 2. Materials used for new buildings to be: Aluminum Window Assembly, Steel Deco Panels, Brick Veneer, Split Face CMU Block, Stucco w/ reveals, metal wall cap, Aluminum Storefront Door / window assembly. Metal roll up doors.
 3. Meet the requirements of the site plan review process
 4. Allow offices
 5. Allow indoor mini storage
 6. No outdoor storage of good allowed
 7. Provide buffer between development & ditch
 8. Access from Fairway Ave to be for emergency vehicles only.
-





VICINITY MAP

LEGAL DESCRIPTION:

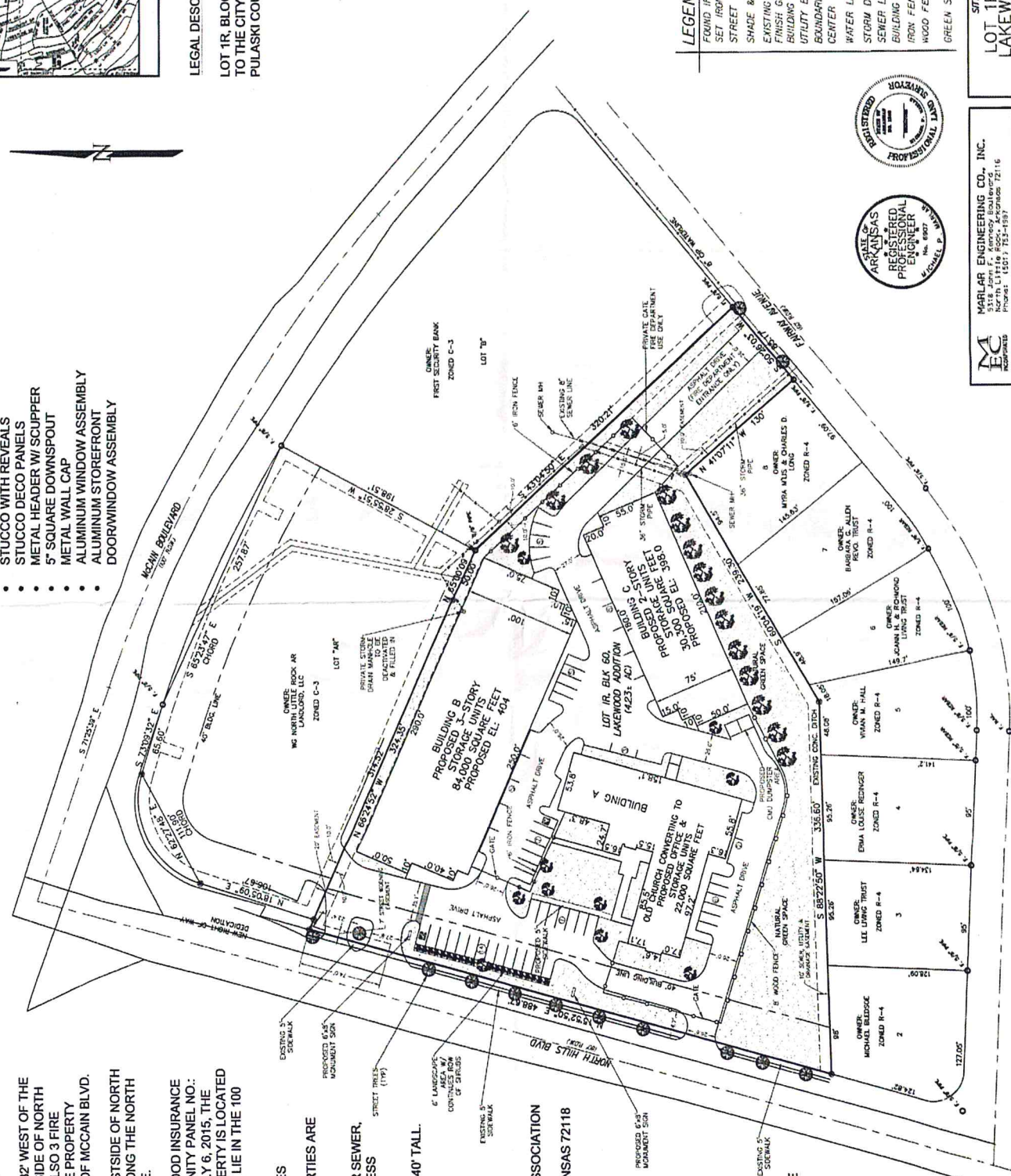
LOT 1R, BLOCK 60, LAKEWOOD ADDITION
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS



BUILDING MATERIAL LIST (BLDG B & C)

- BRICK VENEER
- SPLIT FACE CMU BLOCK
- STUCCO WITH REVEALS
- METAL DECO PANELS
- METAL HEADER W/ SCUPPER
- 5" SQUARE DOWNSPOUT
- METAL WALL CAP
- ALUMINUM WINDOW ASSEMBLY
- ALUMINUM STOREFRONT
- DOOR/WINDOW ASSEMBLY

- LEGEND:
- FOUND IRON PIN
 - SET IRON PIN
 - STREET TREES
 - SHADE & BUFFER TREES
 - EXISTING SPOT EL
 - FINISH GRADE
 - BUILDING
 - UTILITY EASEMENT
 - BOUNDARY LINE
 - CENTER LINE
 - WATER LINE
 - STORM DRAIN LINE
 - SEWER LINE
 - BUILDING LINE
 - IRON FENCE
 - WOOD FENCE
 - GREEN SPACE



- NOTES:
1. ZONING FROM R-4 TO PUD
 2. FIRE HYDRANT LOCATED 82' WEST OF THE PROPERTY ON THE EASTSIDE OF NORTH HILLS BLVD. THERE ARE ALSO 3 FIRE HYDRANTS NORTH OF THE PROPERTY ALONG THE SOUTH SIDE OF MCCAIN BLVD.
 3. WATER IS ALONG THE EASTSIDE OF NORTH HILLS BLVD AND ALSO ALONG THE NORTH SIDE OF FAIRWAY AVENUE.
 4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05119C 0361 G DATED, JULY 6, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
 5. 60 TOTAL PARKING SPACES
 6. TREES BETWEEN PROPERTIES ARE TO BE CANOPY TREES.
 7. ALL EASEMENTS ARE FOR SEWER, UTILITY & DRAINAGE UNLESS OTHERWISE STATED.
 8. NO BUILDING TO EXCEED 40' TALL.

OWNER:
NORTH PULASKI BAPTIST ASSOCIATION
5213 N. ELBROOK
NORTH LITTLE ROCK, ARKANSAS 72118

DEVELOPER:
STORAGE SPACE LP
P.O. BOX 429
LAVON, TEXAS 75166

BUILDING SQUARE FOOTAGE

- BUILDING A
13,000 OFFICE SPACE
49,000 STORAGE
22,000 TOTAL
- BUILDING B
28,000 PER FLOOR
X 3 FLOORS
84,000 TOTAL
- BUILDING C
15,150 PER FLOOR
X 2 FLOORS
30,300 TOTAL
- TOTAL OFFICE SPACE= 13,000 SQFT
TOTAL STORAGE = 123,300 SQFT



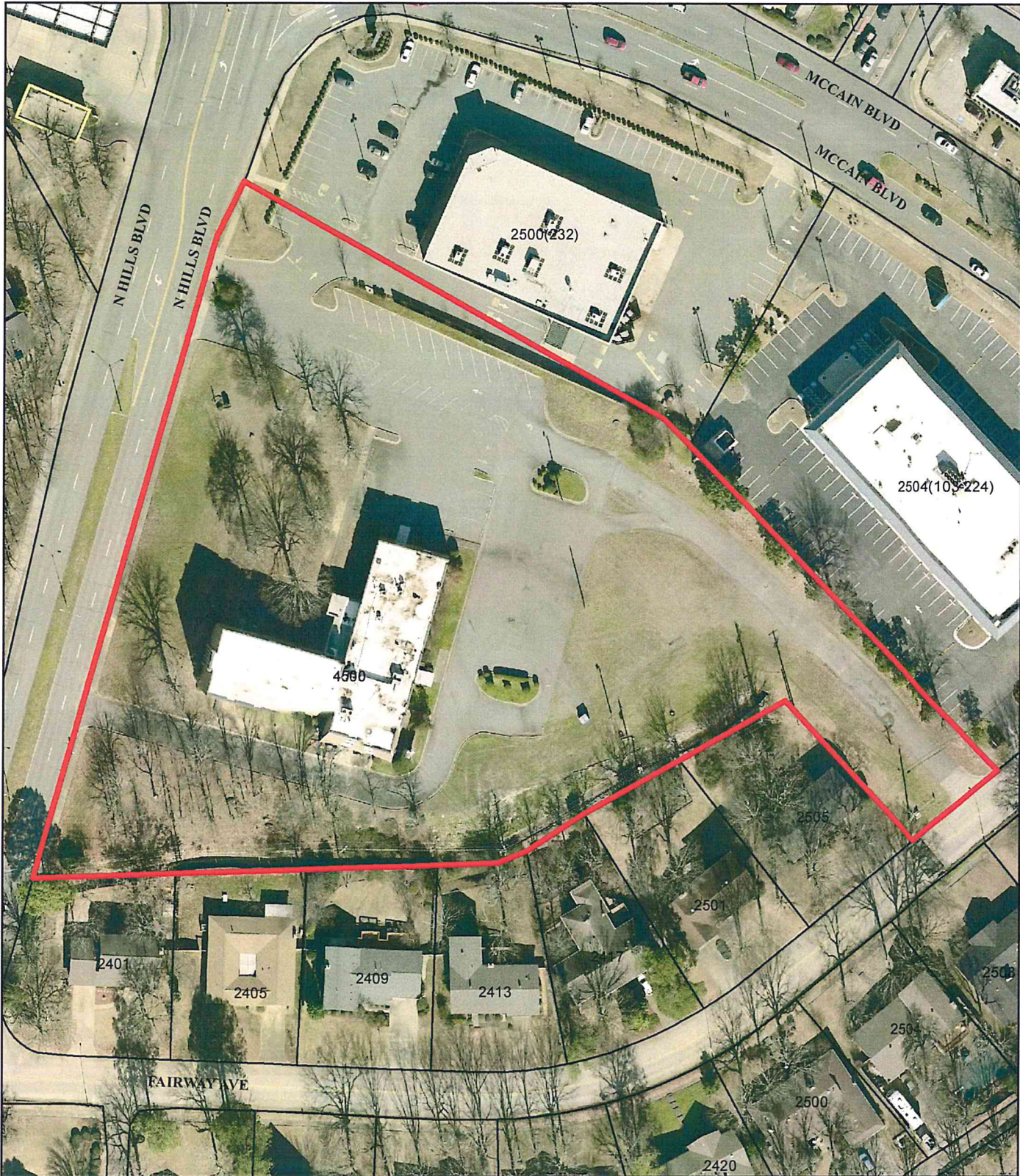
MARLAR ENGINEERING CO., INC.
1000 N. LITTLE ROCK, ARKANSAS 72116
Phone: (501) 753-1587

SITE PLAN REVIEW
LOT 1R, BLOCK 60,
LAKEWOOD ADDITION
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION	BY

DRAWN BY	DATE	JOB NUMBER	16-55
APPROVED BY	DATE	SCALE	1" = 60'

Rezone Case #2017-1



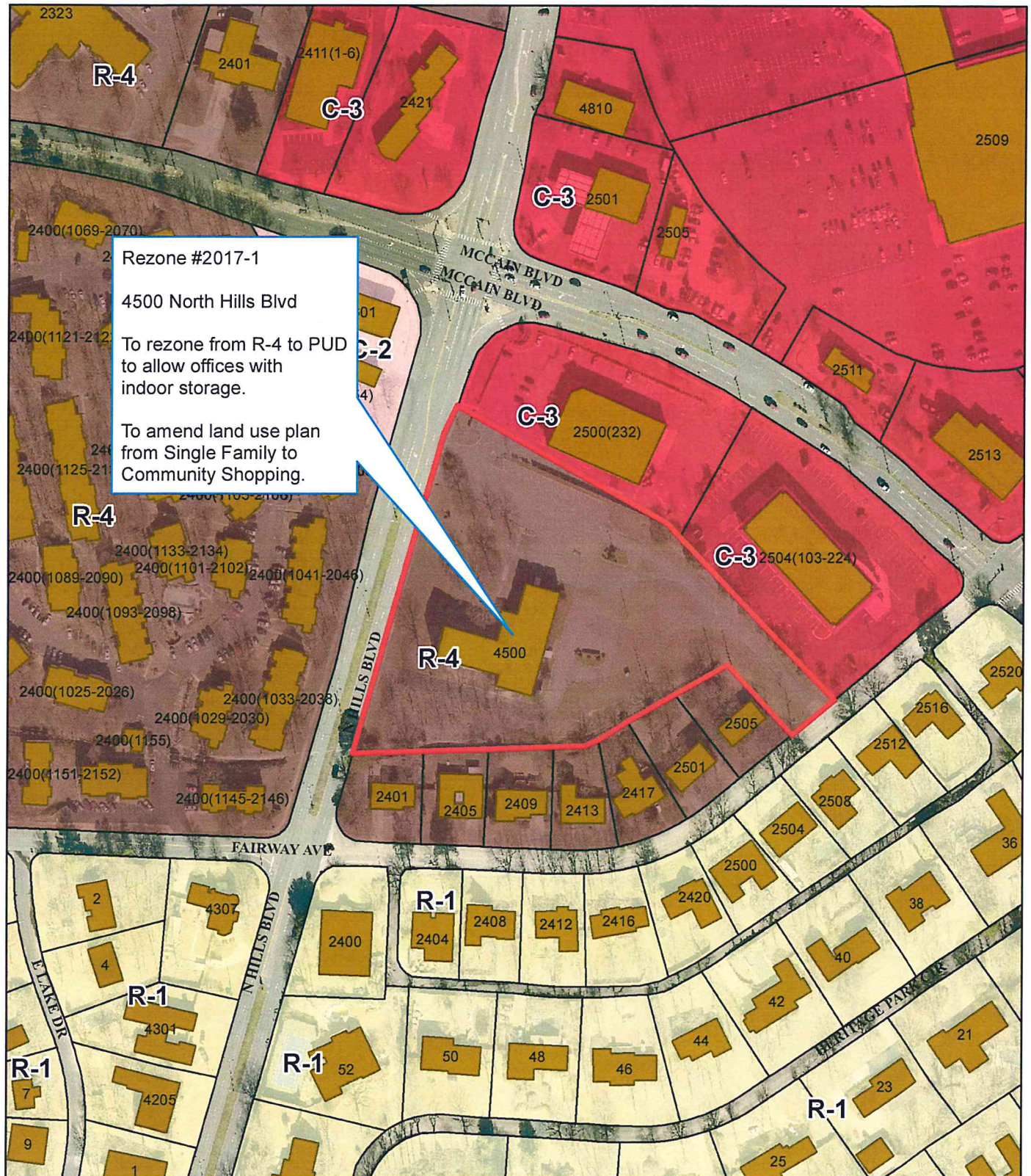
Ortho Map



Date: 11/30/2016



Rezone Case #2017-1



1 inch = 200 feet

0 100 200 400 Feet



Date: 11/30/2016



Zoning Map



CASE: Rezoning #2017-2

REQUEST: To rezone from from R-3 to C-4 and to amend the land use plan from Community Shopping to Trade Fair to allow for commercial use.

LOCATION OF REQUEST: 3921 Pike Ave

APPLICANT: Marlar Engineering

OWNER: BRANT LIVING TRUST

P.C. BACKGROUND: 1st time on the agenda.

SITE CHARACTERISTICS: Site includes automobile bays for repair, a sales lot, and a fenced in undeveloped yard used for vehicle storage.

MASTER STREET PLAN: Residential Collector

ZONING: R-3

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: R-3 / Single Family House

SOUTH: C-4 / S&F Auto Sales

EAST: C-3 / Dollar Tree

WEST: R-3 / Single Family Houses

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes, an adjacent parcel is zoned C-4.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If managed properly, no negative consequences are anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. C-4 is appropriate for the intended use.

SUMMARY: Applicant wishes to rezone from R-3 to C-4 and to amend the land use plan to allow for commercial use.

STAFF RECOMMENDATION: Approval

GEORGE E. BROWN'S ADDITION

SCALE: 1" = 50'

S & S BUSINESS
ENTERPRISE, INC.
ZONED R-3

MARY J. BETTIS ZONED R-3 LOT 1	HUU TRONG NGUYEN DUONG ZONED R-3 LOT 2	BRET LIVING TRUST ZONED R-3 LOT 3
--------------------------------------	---	--

N89°37'25"W 168.98'

BRAUNT LIVING TRUST
BEING REZONE TO C-4

LOT 5R
GEORGE E.
BROWN ADDITION
(1.21±AC)

N00°55'00"E 105.0'

GEORGE E. BROWN'S
ADDITION
LOT 4

BRAUNT LIVING
TRUST
ZONE C-4

N89°05'00"W 150.0'

30.0'

FND PK NAIL

SIDEWALK

25' BUILDING LINE

S00°10'53"E 13.98'

39TH

50' ROW

ST.

S73°26'00"E 28.35'

S67°47'00"E 86.39'

S71°35'22"E 86.63'

120'

131.9'

60' ROW

PIKE AVE.

EXISTING SHOP BLDG

40' BUILDING LINE

EASEMENT

FND PK NAIL

NEW ROAD UNDER
CONTRACT WITH
NORTH LITTLE ROCK

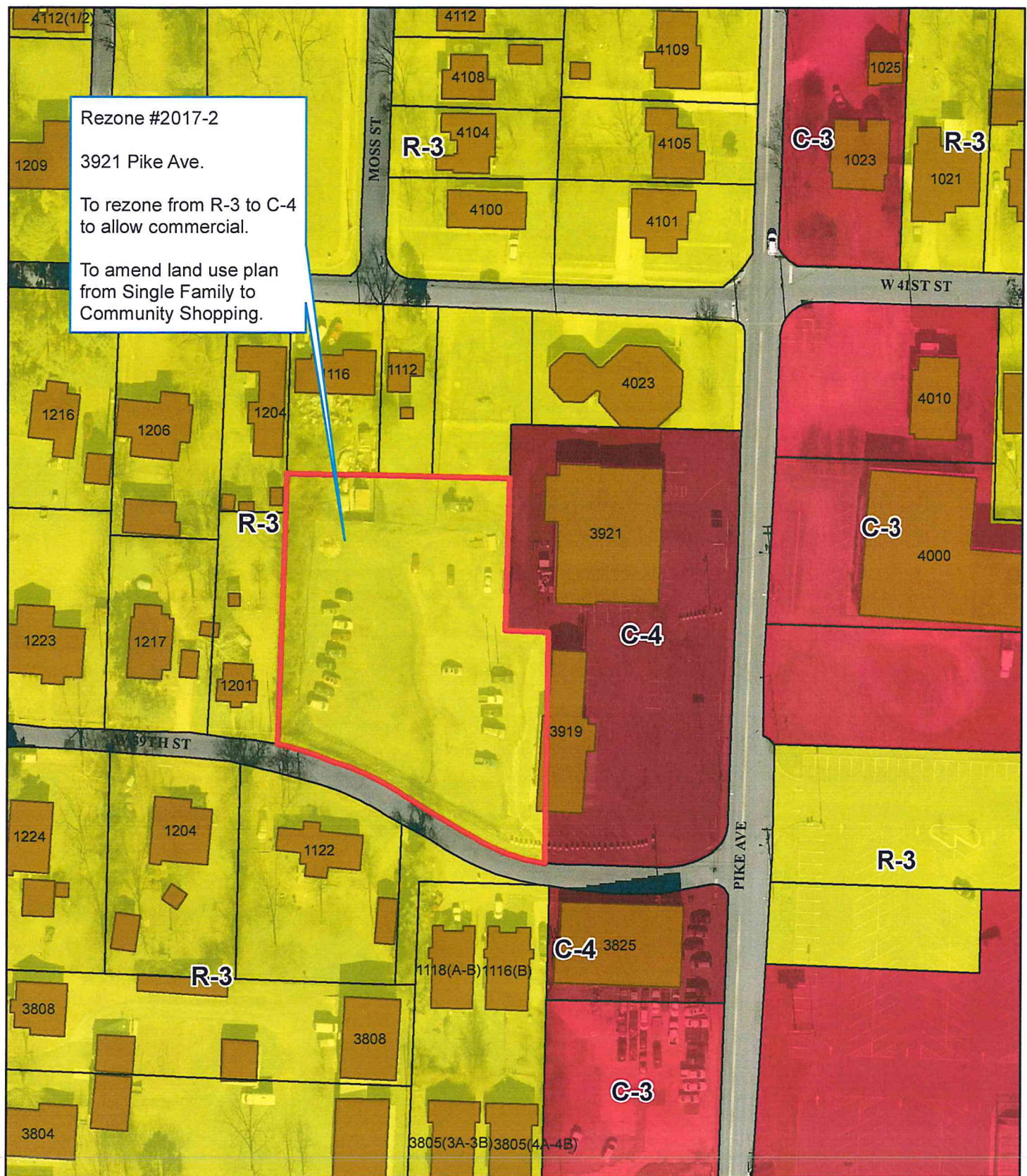
REZONING

100 YEAR FLOOD PER
FEMA MAP 05119C 0342G
DATED JULY 6, 2015

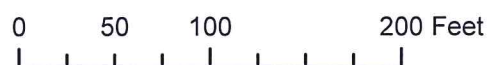
ZONE X
ZONE 2



Rezone Case #2017-2



1 inch = 100 feet



Zoning Map

Date: 11/30/2016



Rezone Case #2017-2



1 inch = 50 feet

0 25 50 100 Feet

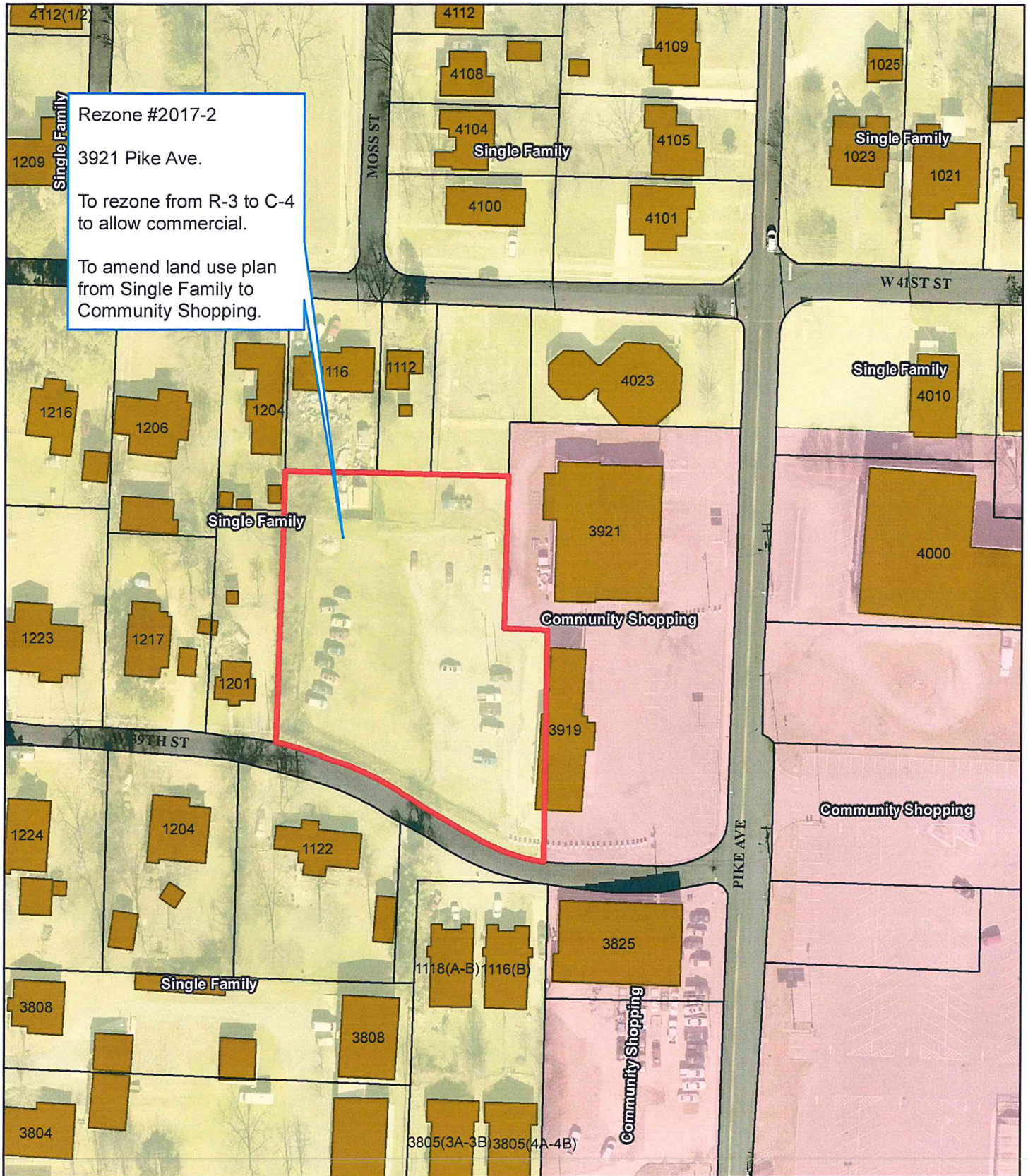
Date: 11/30/2016



Ortho Map



Rezone Case #2017-2



1 inch = 100 feet

0 50 100 200 Feet

Date: 11/30/2016



Land Use Map





CASE: Rezoning #2017-3

REQUEST: To rezone from the R-4 zoning classification to the proposed PUD classification to allow for residential development

LOCATION OF REQUEST: 303 Parker St.

APPLICANT: McClelland Engineering

OWNER: NLR PARKER STREET PROPERTIES LLC

P.C. BACKGROUND: 1st time on the agenda.

SITE CHARACTERISTICS: Duplexes existing on the site. The lot is located at the corner of Rockwater Blvd and Parker St.

MASTER STREET PLAN: Rockwater Blvd is a Residential Collector

ZONING: R-4

LAND USE PLAN: Community Shopping / Multi-Family

SURROUNDING USES:

NORTH: Single family home zoned R-4

SOUTH: Single family home; vacant lot – both zoned R-4

EAST: Multiple vacant lots all zoned C-6

WEST: Vacant lots zoned R-4; parcel zoned for a traditional neighborhood development

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: There haven't been any developments like this unique request approved in North Little Rock.
2. NEIGHBORHOOD POSITION: none at time of printing
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: An agreement with the Fire Marshall has been reached for the applicant to provide 18' wide pavement of the adjacent alley for potential fire response.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If managed properly, a positive impact on the surrounding properties is anticipated for the Rockwater neighborhood.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Somewhat. Four lots designed for one house each are being replatted into one lot for the proposed eight houses.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Potentially. An approval may encourage more development proposals like this.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, a PUD is appropriate.

SUMMARY: Applicant is requesting to rezone from R-4 to a PUD to allow for a residential development. The type of development proposed is called a “pocket neighborhood”. All houses in this development would share a courtyard which runs down the middle of the lot while having road or alley access on the east and west sides of the lot. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

CONDITIONS FOR CONSIDERATION:

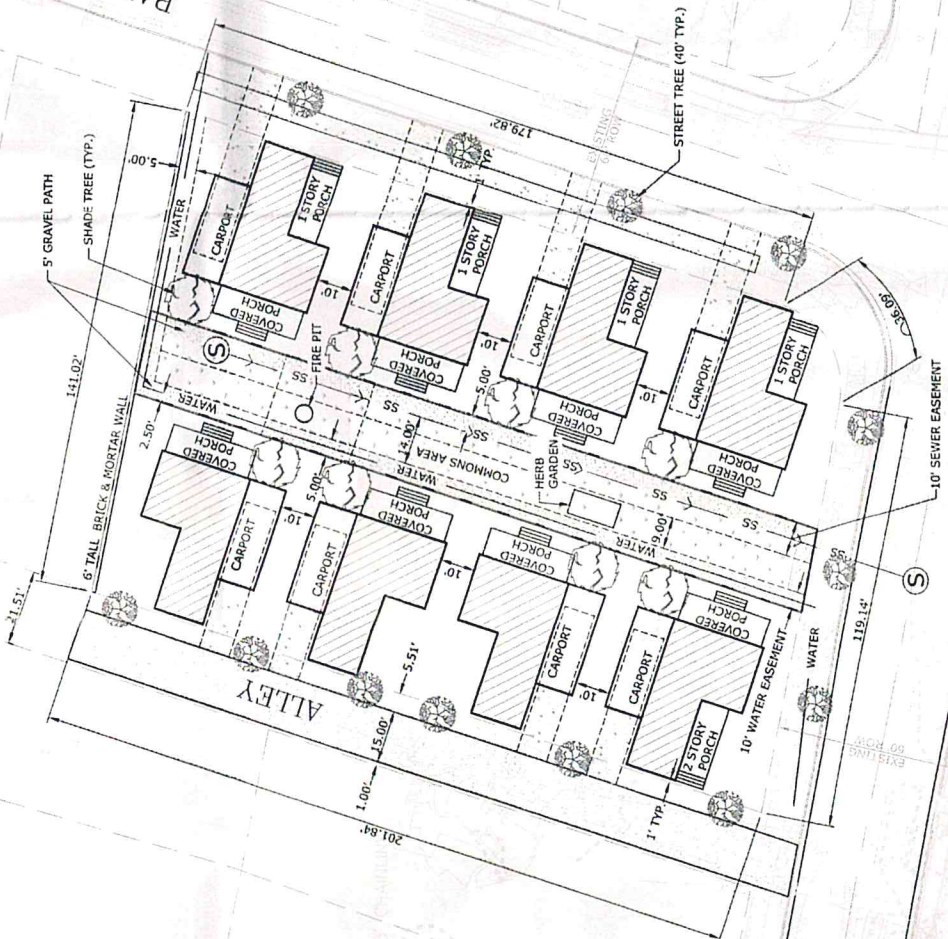
1. Allow eight single family resident houses on one lot.
 2. Each of the eight single family houses is to be either the “Radcliffe” or the “Sugarberry” design (see attached floor plans and elevations).
 3. Material list to include: Roofing to be asphalt shingles or metal, horizontal siding to be made of Hardie board, house foundation to be concrete slab or CMU blocks, porch is to be made of wood or cementitious fiberboard.
 4. Meet the requirements of the Site Plan Review Process
 5. Provide 18’ wide paved lane in alley on west side of property.
-

WEST 4TH ST.

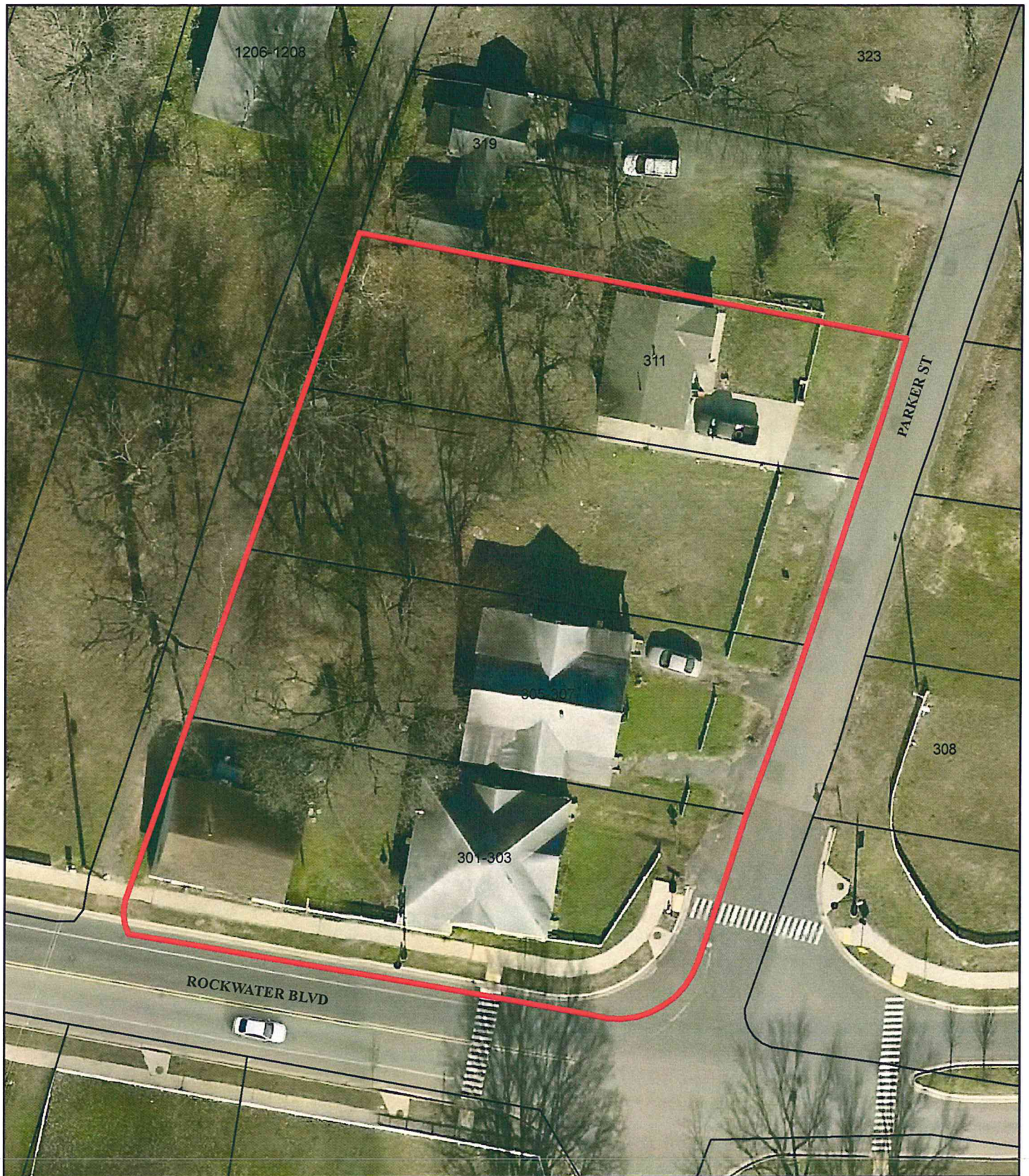
PARKER ST.

ROCKWATER BLVD.

ROCKWATER BLVD.



Rezone Case #2017-3



1 inch = 40 feet

0 20 40 80 Feet

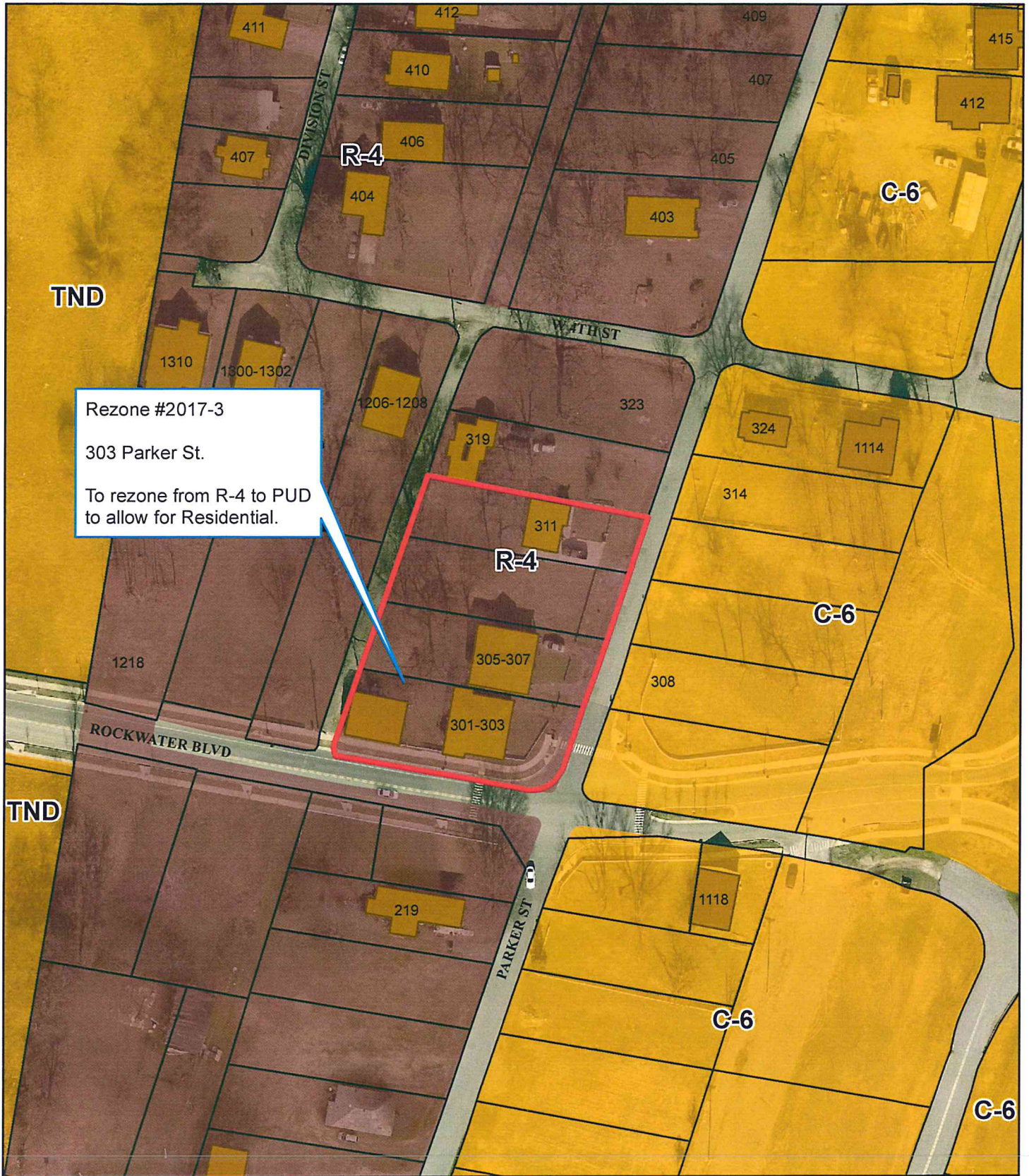
Date: 11/30/2016



Ortho Map



Rezone Case #2017-3



1 inch = 100 feet

0 50 100 200 Feet

Date: 11/30/2016

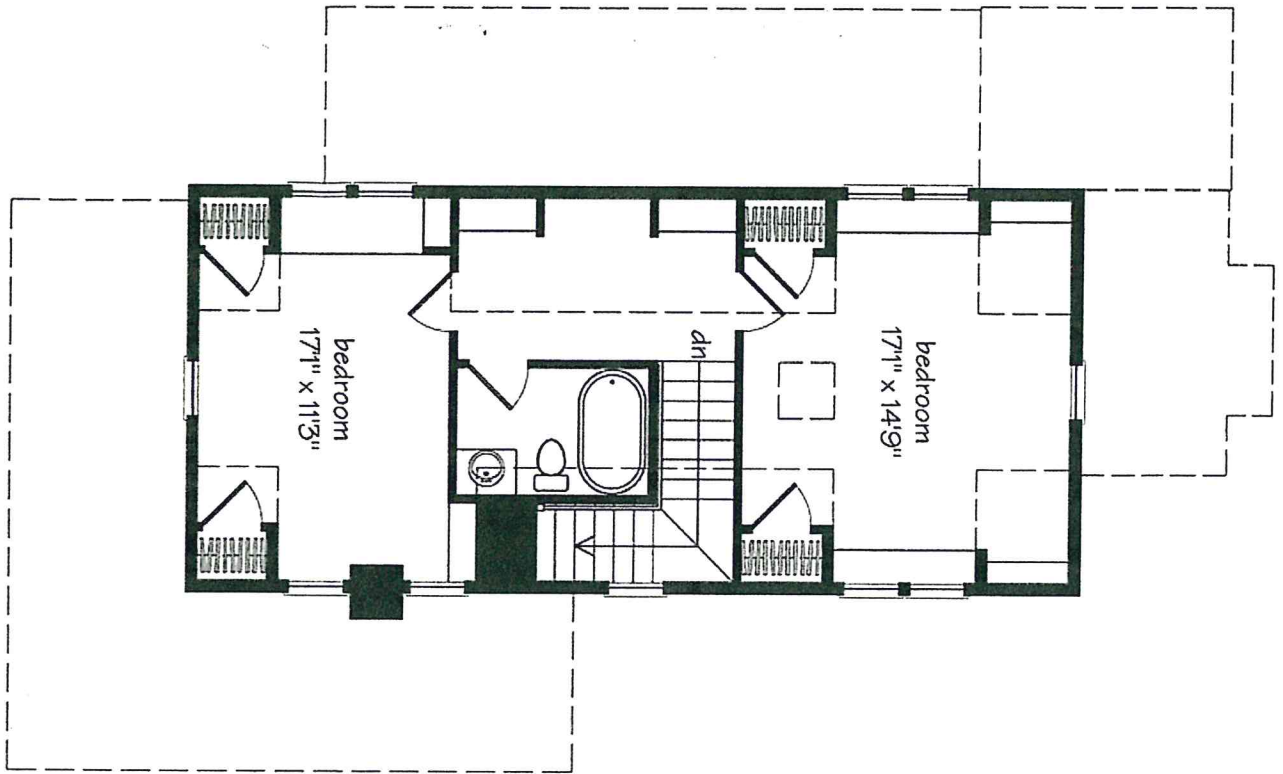


Zoning Map

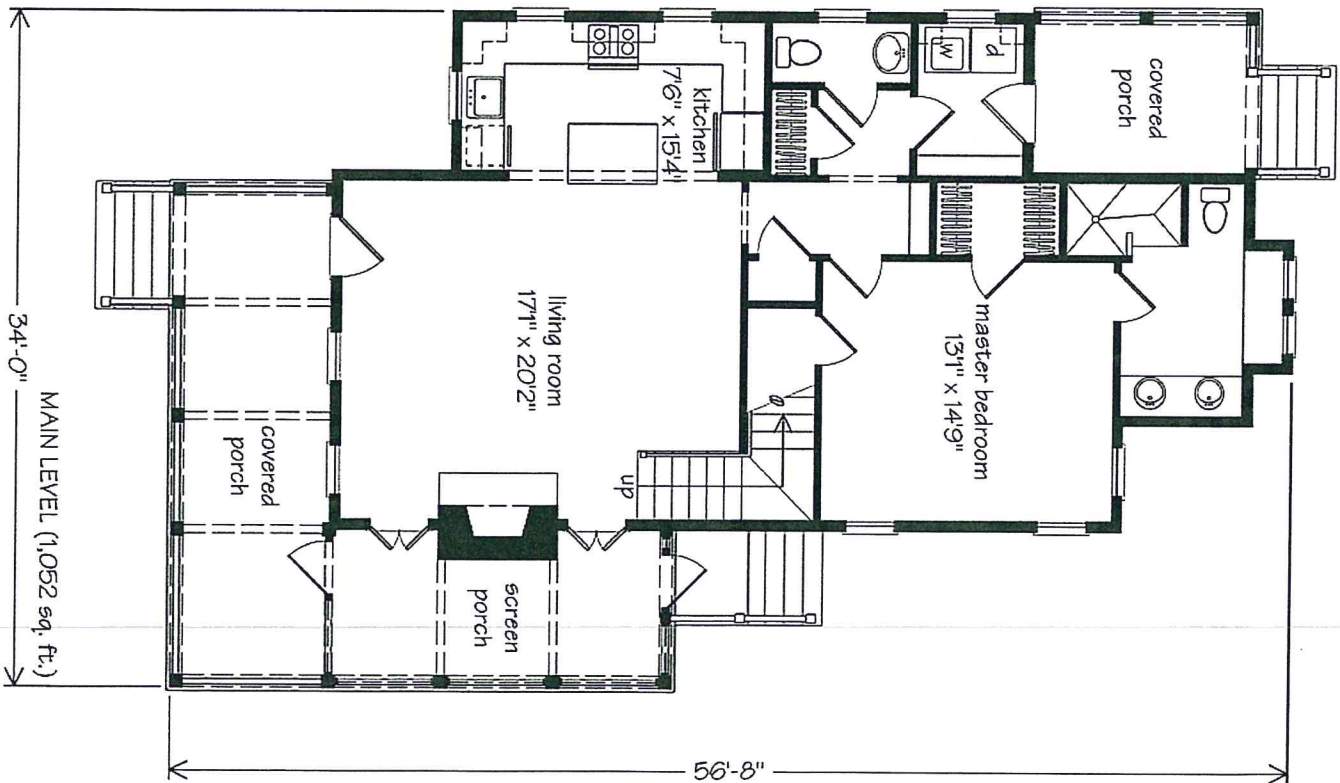


Sugarberry

SECOND LEVEL (635 sq. ft.)



MAIN LEVEL (1,052 sq. ft.)



Sugarberry

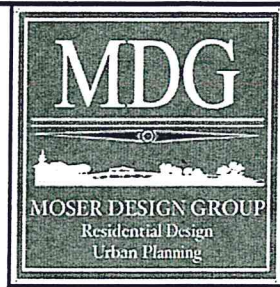


LEFT ELEVATION



RIGHT ELEVATION

Sugarberry



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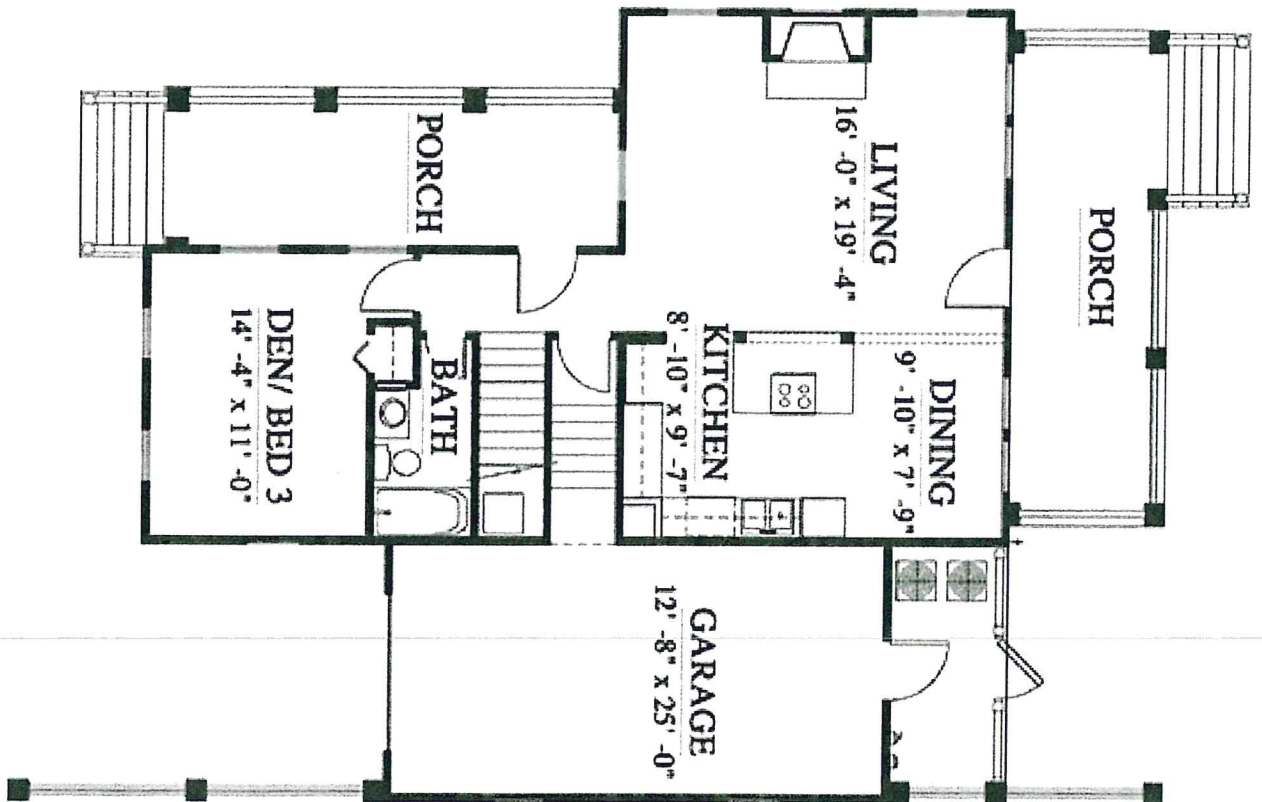
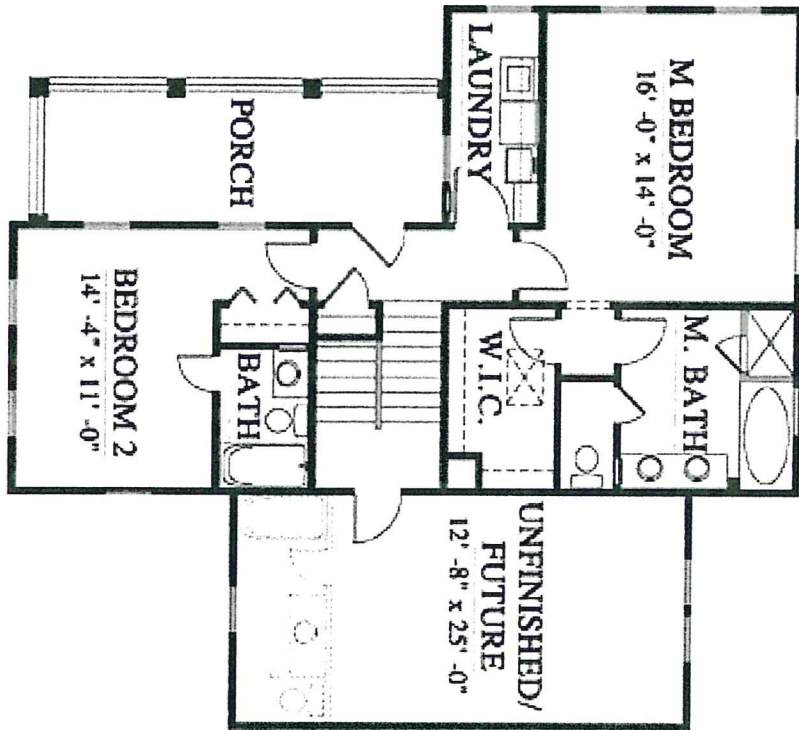
REAR ELEVATION



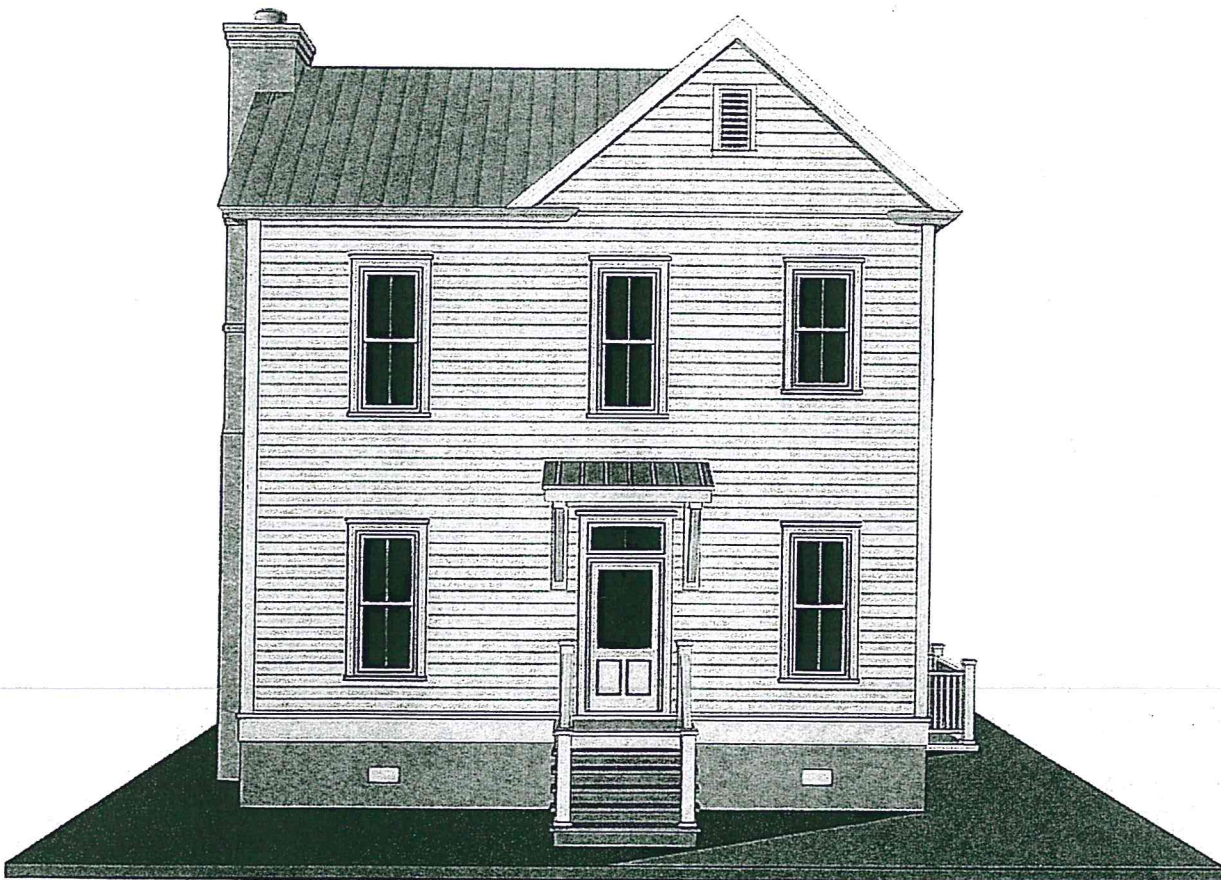
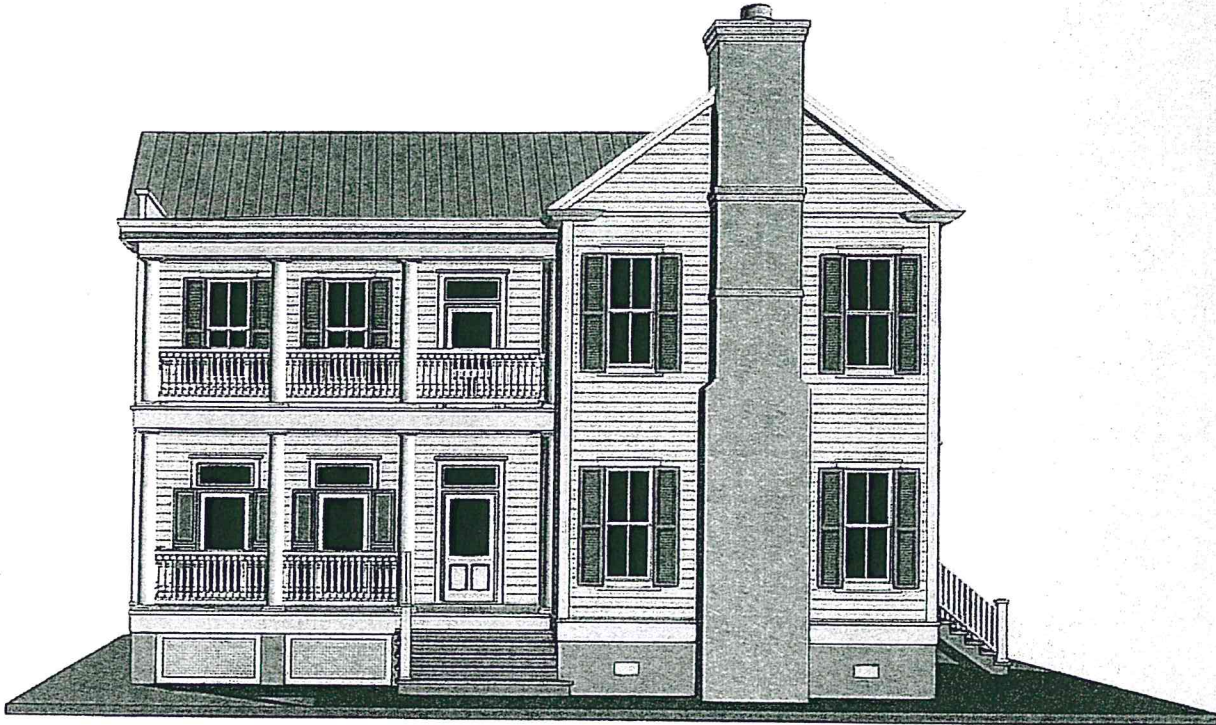
SIDEWALK ELEVATION

SCALE: 1/8"=1'-0"

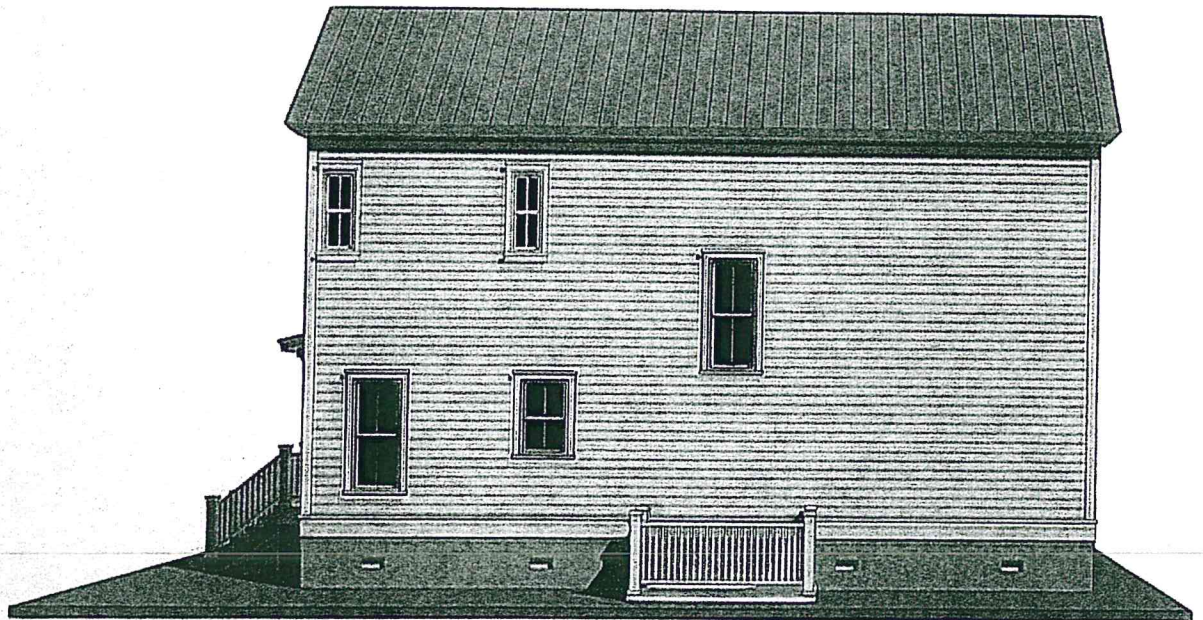
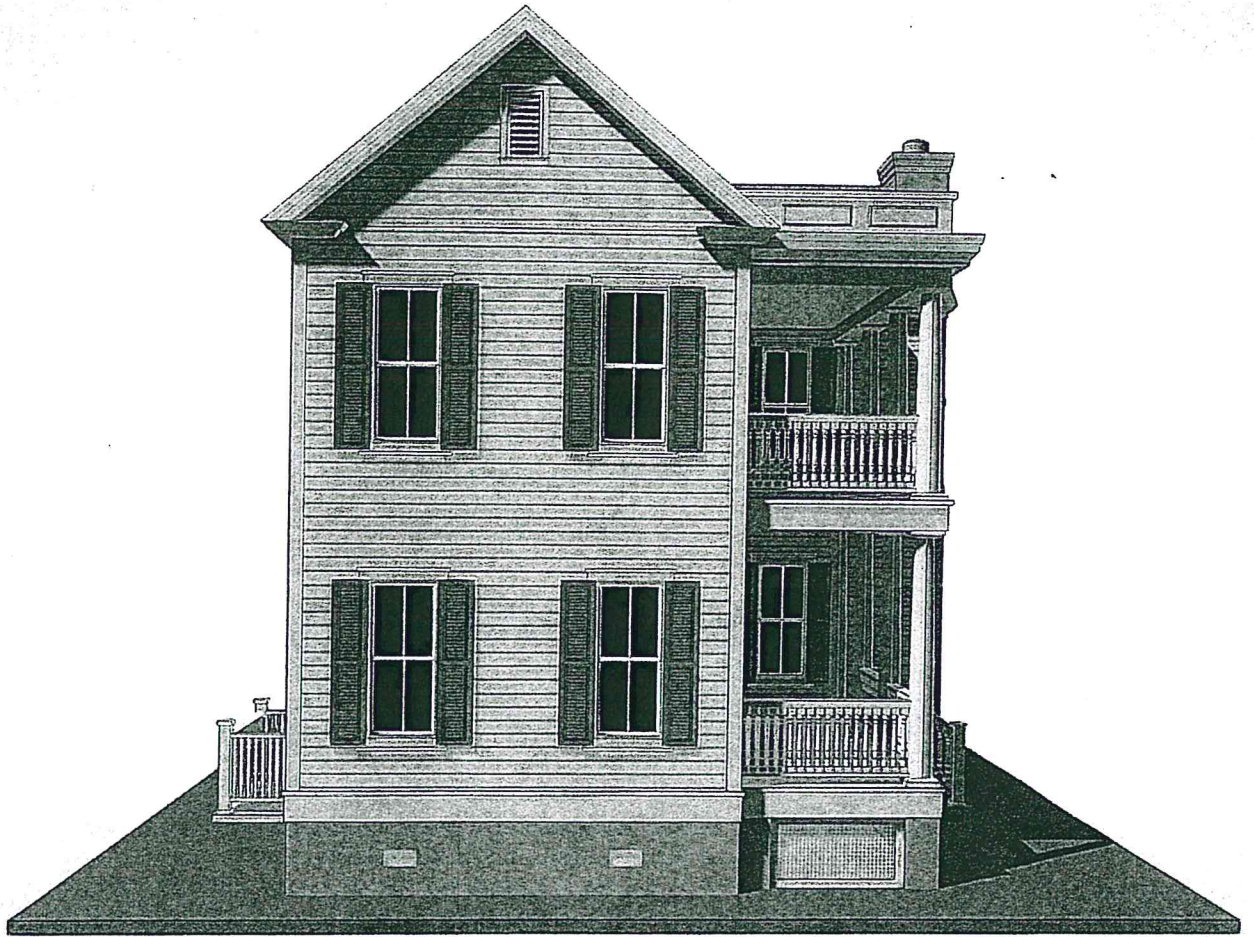
Radcliffe



Kadcliffe



Kadcliffe



Existing Duplexes

